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12 *PROF-2013-S3 Legal Title Trust V,*  
13 *by U.S. Bank National Association, as Legal Title Trustee*

9  
10 **UNITED STATES DISTRICT COURT**  
11 **DISTRICT OF NEVADA**

12 PROF-2013-S3 LEGAL TITLE TRUST V, BY  
13 U.S. BANK NATIONAL ASSOCIATION, AS  
14 LEGAL TITLE TRUSTEE,

15 Plaintiff,

16 vs.

17 SATICOY BAY LLC SERIES 6425  
18 EXTREME SHEAR; BOULDER RANCH  
19 MASTER ASSOCIATION; HOMEOWNER  
ASSOCIATION SERVICES, INC.; DOE  
20 INDIVIDUALS I through X, inclusive; and  
ROE CORPORATIONS I through X, inclusive.

21 Defendants.

22 Case No.: 2:17-cv-01790-APG-DJA

23 **STIPULATION AND ORDER TO**  
24 **EXTEND DEADLINE TO FILE JOINT**  
25 **PRETRIAL ORDER**

26 **(FIRST REQUEST)**

27 Plaintiff, PROF-2013-S3 Legal Title Trust V, by U.S. Bank National Association, as  
28 Legal Title Trustee (“Plaintiff”), Defendant/Counter-Claimant/Cross-Claimant Saticoy Bay  
LLC Series 6425 Extreme Shear (“Saticoy Bay”); and Defendant Boulder Ranch Master  
Association (“Boulder Ranch”), (collectively the “Parties”), by and through their respective  
counsel of record, hereby stipulate and agree as follows:

On June 17, 2019, the Court entered its Order [ECF No. 66] granting Plaintiff’s Motion  
for Summary Judgment [ECF No. 48], denying Saticoy Bay’s Motion for Summary Judgment

1 [ECF No. 49], and granting Boulder Ranch's Motion for Summary Judgment [ECF No. 57] in  
 2 part as to the fraudulent misrepresentation claim and as to the requested damage of maintenance  
 3 costs, interest, and attorney's fees for the unjust enrichment claim but denying it as to the unjust  
 4 enrichment claim for return of some or all of the property's purchase price.

5 Pursuant to the Order [ECF No.75] entered on November 25, 2019, the deadline for filing  
 6 the Joint Pretrial Order is December 20, 2019.

7 The only remaining claims in this action are Saticoy Bay's Second Cause of Action for  
 8 Fraudulent Concealment and Negligence against Boulder Ranch and Defendant Homeowner  
 9 Association Services, Inc. ("HAS"), and Third Cause of Action for Unjust Enrichment against  
 10 Boulder Ranch and HAS. Saticoy Bay and Boulder Ranch are in the midst of resolving the  
 11 remaining claims and wish to forego the expenses of preparing the Joint Pretrial Order unless  
 12 they determine a resolution is not possible.

13 WHEREAS, IT IS HEREBY STIPULATED AND AGREED that the deadline to file the  
 14 Joint Pretrial Order shall be extended by thirty days from December 20, 2019 to January 21,  
 15 2020.<sup>1</sup> This is the first stipulation for an extension of time to file the Joint Pretrial Order. The  
 16 extension is requested in good faith and is not for purposes of delay or prejudice to any other  
 17 party.

18 WRIGHT, FINLAY & ZAK, LLP

LAW OFFICES OF  
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 27  
 28 <sup>1</sup> The parties note that January 20, 2020, is a court holiday due to Martin Luther King, Jr Day.

## HOA LAWYERS GROUP, LLC

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**Master Association**

## Master Association

## IT IS SO ORDERED:

UNITED STATES MAGISTRATE JUDGE

DATED: December 27, 2019